



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the October 2, 2023, APC Meeting

Presented for approval: October 16, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, October 2, 2023, at Westfield City Hall.

Active links for this meeting:

[October 2, 2023 APC Agenda & Exhibits](#)

[October 2, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 1:10](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: Matt Deck and Mike Johns.

Commissioner Resigning due to Council Seat Appointment: Victor McCarty.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Senior Planner; Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Spoljaric motioned to approve the September 18, 2023 APC Minutes as written.

Maue seconded. Motion passed. Vote 6-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

MISCELLANEOUS

[YouTube Time: 5:13](#)

Sycamore Glen Commitment Amendment Resolution

Request to add Builder (Commitment Section 1(E)(1))

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Staff presentation / APC comments.

Kelleher motioned to approve the **Sycamore Glen Commitment Amendment Resolution** presented.

Burkman seconded. Motion passed. Vote 6-0.

2306-PUD-07 [EXTENSION REQUEST]

[YouTube Time: 8:31](#)

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & West 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

Petitioner presentation / APC comments.

Maue motioned to approve the 2306-PUD-07 Claiborne Farms (Kimblewick) – Phase II PUD (Extension Request).

Kelleher seconded. Motion passed. Vote 6-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2310-PUD-09 [PUBLIC HEARING]

[*YouTube Time: 12:52*](#)

Spring Mill Centre PUD Amendment I

Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / APC Comments & Questions / Petitioner responses

Public Hearing for 2310-PUD-09 opened at 7:20 p.m.

- No public comments.

Public Hearing for 2310-PUD-09 closed at 7:22 p.m.

APC questions and comments / Petitioner responses.

2310-PUD-10 [PUBLIC HEARING]

[*YouTube Time: 41:30*](#)

Custom Commerce Park PUD Amendment V

17230 Foundation Parkway

Eugene Gorin by Church Church Hittle + Antrim requests an amendment to the Custom Commerce Park Planned Unit Development (PUD) District to permit a Specialty Auto Service and Sales Use on 5.34 acres +/-.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

(Presented by Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2310-PUD-10 opened at 7:46 p.m.

- No public comments.

Public Hearing for 2310-PUD-10 closed at 7:47 p.m.

APC questions and comments / Petitioner responses.

Kelleher motioned to waive the Workshop Meeting for 2310-PUD-10.

Schmitz seconded. Motion passed. Vote 6-0.

2310-PUD-11 [PUBLIC HEARING]

[*YouTube Time: 1:08:07*](#)

TowneRun PUD

Northwest of the intersection of Towne Road and West 146th Street

LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

(Presented by Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2310-PUD-11 opened at 8:15 p.m.

- No public comments.

Public Hearing for 2310-PUD-11 opened closed at 8:17 p.m.

APC questions and comments / Petitioner responses.

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2310-PUD-12 [PUBLIC HEARING]
Wheeler Landing PUD Amendment IX

[YouTube Time: 1:27:43](#)

874 Virginia Rose Avenue

Young Men's Christian Association of Greater Indianapolis requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying architectural standards for one Lot on 1.46 acres +/-.
(Planner: Caleb Ernest – cernest@westfield.in.gov)

Staff presentation / Petitioner presentation / APC Comments.

Public Hearing for 2310-PUD-12 opened at 8:45 p.m.

- No public comments.

Public Hearing for 2310-PUD-12 closed at 8:46 p.m.

APC questions and comments / Petitioner responses.

Kelleher motioned to waive the Workshop requirement for 2310-PUD-12.

Maue seconded. Motion passed. Vote 6-0.

Maue motioned to send a favorable recommendation to the City Council for 2310-PUD-12.

Burkman seconded. Motion passed. Vote 6-0.

2310-PUD-13 [PUBLIC HEARING]
Wheeler Landing PUD Amendment VIII

[YouTube Time: 1:49:53](#)

Southeast of the intersection at 181st Street and Dartown Road

Clark Quinn Moses Scott & Grahn, LLP representing Leo Brown Development, LLC requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying Area IV and Development Standards of the PUD for 20.94 acres +/- on three Lots.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2310-PUD-13 opened at 9:08 p.m.

- No public comments.

Public Hearing for 2310-PUD-13 closed at 9:09 p.m.

APC questions and comments / Petitioner responses.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS:

[YouTube Time: 2:30:09](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. Schmitz seconded. Motion passed. Vote 6-0.

The meeting adjourned at 9:33 p.m.

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Signature Page for APC Minutes for October 2, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary